

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: MODIFICATION OF THE URBAN RENEWAL PLAN
OF THE SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area Project No. Mass. R-56, was adopted by the Boston Redevelopment Authority on September 23, 1965, and approved by the City Council of the City of Boston on December 6, 1965; and

WHEREAS, Section 1201 of Chapter 12 of said Plan entitled: "Modifications" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority without further approval provided that the proposed modifications do not substantially or materially alter or change the Plan; and

WHEREAS, Map 4 of the said Urban Renewal Plan, entitled "Zone District Changes" designates "H-2" as the proposed zoning for Parcel 34; and

WHEREAS, Section 602, Table A of the said Urban Renewal Plan, entitled "Land Use and Building Requirements" designates "residential" as the permitted use for Parcel 34; and

WHEREAS, said Section 602, Table A, designates the minimum setback requirements for Parcel 34 as "Abutting Property: 20; East Lenox Street: 40; Washington Street: 20"; and

WHEREAS, Section 602, Table A of the said Urban Renewal Plan designates the minimum parking ratio for Parcel 34 as "1/d.u.";

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Map 4, "Zone District Changes" is hereby modified by deletion therefrom of the indicated Zoning Change "M-1 to H-2" for the area encompassed by Parcel 34.
2. That the Zone District Change for Parcel 34 shall be "M-1 to H-2U".
3. That Section 602, Table A, "Land Use and Building Requirements" is hereby modified by deletion therefrom of Permitted Land Use, Minimum Setback, and Minimum Parking Ratio.
4. That the Permitted Land Use for Parcel 34 shall be "Residential-Upper Floors, Commercial-Ground Floor".

5. That the Minimum Setback in, in feet, for Parcel 34 shall be "Abutting Property: 15; East Lenox Street: 20; Washington Street: 15".

6. That the Minimum Parking Ratio for Parcel 34 shall be ".7/d.u.".

7. That the proposed modifications are found to be minor modifications which do not substantially or materially alter or change the Plan.

8. That all other provisions of said Plan not inconsistent herewith be and are continuing in full force and effect.

MEMORANDUM

MAY 7, 1970

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: JOHN D. WARNER, DIRECTOR

SUBJECT: MINOR MODIFICATIONS OF URBAN RENEWAL PLAN
DISPOSITION PARCEL 34
SOUTH END URBAN RENEWAL AREA NO. MASS. R-56

Summary: This memorandum requests that the Authority adopt several minor modifications of the South End Urban Renewal Plan with regard to Disposition Parcel 34 in the South End Urban Renewal Area.

The Redeveloper for Parcel 34, the Grant AME Church, is anticipating a construction start on 170 units of low-moderate income housing this summer. In order to facilitate this development, it is necessary to effect certain modifications of the South End Urban Renewal Plan.

In the opinion of the General Counsel, the proposed modifications enumerated below are minor and do not substantially or materially alter or change the Plan. These modifications may therefore be effected by Vote of the Authority, pursuant to Section 1201 of the South End Urban Renewal Plan.

1. Zoning: Map 4 of the Urban Renewal Plan, entitled "Zone District Changes" authorizes a change of zone for this parcel from M-1 to H-2. In order to relieve the Redeveloper of certain dimensional requirements, it is desired to classify this area as an Urban Renewal Subdistrict, or "U-Zone". I therefore recommend that the Authority modify Map 4 of the Urban Renewal Plan to provide that the Zone District Change for Parcel 34 shall be from M-1 to H-2U. An appropriate memorandum requesting authorization to petition the Zoning Commission for this change will be submitted to the Authority at a later date.

2. Use: Table A of Section 602 of the Urban Renewal Plan, entitled "Land Use and Building Requirements" designates the permitted Land Use for Parcel 34 as "Residential". It is desirable to change the permitted land use for this parcel to "Residential - Upper Floors, Commercial - Ground Floor". The Federal Housing Administration has encouraged the inclusion of ground floor commercial space in order to insure the economic feasibility of this development. I therefore recommend that Section 602, Table A be modified to permit a land use of "Residential-Upper Floors, Commercial-Ground Floor".
3. Setbacks: Table A of Section 602 provides minimum setbacks for Parcel 34, in feet, as follows: "Abutting Property: 20; East Lenox Street: 40; Washington Street: 20". It is desirable to modify the minimum setback requirements, in feet, to the following: "Abutting Property" 15; East Lenox Street: 20; Washington Street: 15". This reduction in the setback requirements will permit more open space in the interior of the site, and prevent crowding of the buildings. I therefore recommend that Section 602, Table A be modified to provide minimum setback requirements of "Abutting Property: 15; East Lenox Street: 20; Washington Street: 15".
4. Parking Ratio: Section 602, Table A designates one parking space per unit as the minimum parking ratio. It is desirable to modify this requirement to provide a parking ratio of .7 parking spaces per unit. This modification is necessitated by the amount of space available for parking on the site. This lower ratio is acceptable to both the Authority Design Review Staff and the Federal Housing Administration. I therefore recommend that Section 602, Table A be modified to provide a minimum parking ratio of .7 parking spaces per dwelling unit.

All of these proposed modifications are submitted at the request of the Redeveloper.

An appropriate Resolution is attached.

